

Board of County Commissioners

Agenda Request

Date of Meeting: October 26, 2004
Date Submitted: October 20, 2004

To: Honorable Chairman and Members of the Board

From: Parwez Alam, County Administrator
Gary W. Johnson, Director, Growth and Environmental Management

Subject: Request to Schedule the First and Only Public Hearing to Amend Section 14-41 of the Leon County Code of Laws regarding Leon County Lot Mowing Ordinance No. 04-11

Statement of Issue:

This item seeks the Board's approval to schedule the First and Only Public Hearing to amend Section 14-41 of the Leon County Code of Laws regarding Leon County Lot Mowing Ordinance No. 04-11 (Attachment #1) for Tuesday, November 30, 2004 at 6:00pm.

Background:

At the December 9, 2002 annual Board Retreat, the Board requested that staff establish code regulations and procedures for the County to clear and mow poorly maintained vacant and neglected residential lots. Also, staff has received an increasing number of inquiries regarding the enforcement of overgrown properties in the unincorporated areas of the County.

Staff proposed that the excessive growth of weeds, grasses, and shrubbery be prohibited in any lot, parcel of land or premises in the unincorporated areas of the County residential zoning districts identified as (R-1) Single-Family Detached Residential District, (R-2) Single-Family Detached Residential District, (R-3) Single-and Two-Family Residential District, (R-4) Single-Two-Family and Multi-Family Residential District, (R-5) Manufactured Home and Single-Family Detached District, (RA) Residential Acre, (RP) Residential Preservation, (OR-1) Office Residential District, (OR-2) Office Residential District, and (OR-3) Office Residential District. Excessive growth of vegetation should not exceed 18 inches in height from ground level.

At the May 11, 2004 Board meeting, the Board approved code regulations and procedures to regulate vacant and neglected residential lots with overgrown weeds, grasses, and shrubbery after the first and only Public Hearing. Since this proposed Ordinance is not a part of the Land Development Regulations (LDRs), no consistency review from the Planning Department is needed and only one Public Hearing is required.

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Analysis:

The Board directed staff to bring back a status report in the form of an agenda request and to provide corrections of any identified glitches to the Ordinance after implementation. The following glitches have been determined and staff recommends that the Lot Mowing Ordinance No. 04-11 be amended to identify additional residential zoning districts and include language to address environmentally sensitive areas.

During implementation of the Ordinance, staff has identified additional residential zoning districts which were omitted when the original Ordinance was approved by the Board.

Staff proposes that the excessive growth of weeds, grasses, and shrubbery be prohibited in the unincorporated areas of the County residential zoning districts identified as (LP) Lake Protection, (UF) Urban Fringe, (RC) Rural Community, (LT) Lake Talquin/Urban Fringe, (MH) Manufactured Home Park District, (MR-1) Medium Density Residential District, (UP-1) Urban Pedestrian District, (UP-2) Urban Pedestrian District (PUD) Planned Unit Development District, (DRI) Development of Regional Impact, (BC-1) Bradfordville Commercial District, (BCS) Bradfordville Commercial Services District, (BOR) Bradfordville Office Residential District. Excessive growth of vegetation should not exceed 18 inches in height from ground level.

Additionally, in order to be consistent with the Environmental Management Act, staff has included language to address environmentally sensitive areas, such as slopes, flood plains and wetlands.

This agenda item has been provided to the County Attorney's Office for review and comments.

Options:

1. Schedule a Public Hearing on a proposed Ordinance to Amend Section 14-41 of the Leon County Code of Laws regarding Leon County Lot Mowing Ordinance No. 04-11 for Tuesday, November 30, 2004 at 6:00 p.m.
2. Do not schedule a Public Hearing on a proposed Ordinance to Amend Section 14-41 of the Leon County Code of Laws regarding Leon County Lot Mowing Ordinance No. 04-11 for Tuesday, November 30, 2004 at 6:00pm.
3. Board direction. *

Recommendation:

Option # 1.

Attachment:

1. Proposed Amended Lot Mowing Ordinance No. 04-11